

Charming 136 m home with outbuildings on 3,400 m — ideal for family living, gîte potential

EXCLUSIVE



INFORMATION

Town:	Cachen
Department:	Landes
Bed:	3
Bath:	1
Floor:	136 m²
Plot Size:	3966 m²

IN BRIEF

Lovely 136m² 3-bedroom house in the center of a small village, nestled on a 3400m² wooded plot, large terrace and outbuildings, close to Mont de Marsan, just minutes from the A65 highway, and within an hour's drive from the ocean.

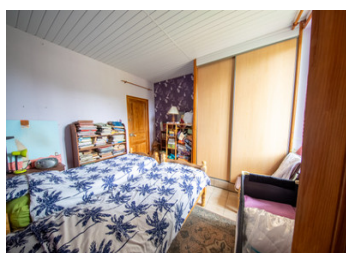
The house comprises, on the ground floor: a vestibule, an equipped kitchen, a laundry room with toilet, a dining room, a living room with wood insert fireplace, and a large veranda.

The first floor consists of 3 bedrooms with closets, a bathroom with walk-in shower, closets, and toilet. A 4 m² storage room.

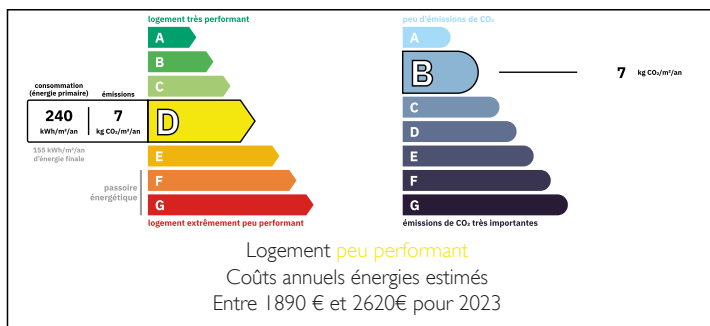
Air conditioning, double glazing.

Accessible from the dining room and also from the laundry room: large covered terrace.

Outbuilding with the possibility of creating a cottage, a double garage, a woodshed, and a carport.

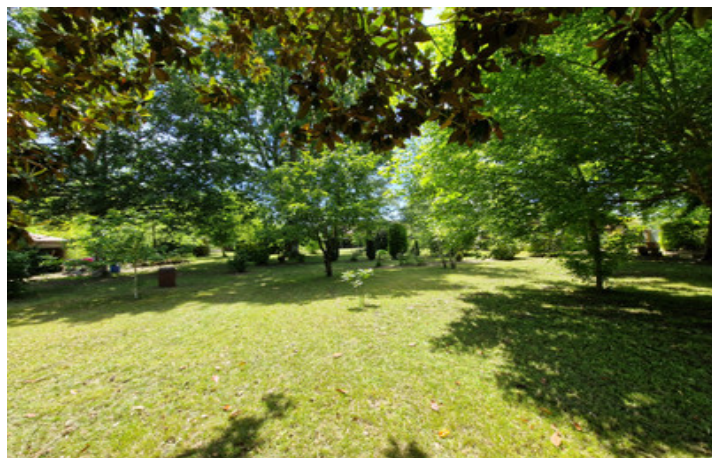


ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This 136m² house, located in the center of a small village on a 3400m² plot with outbuildings and the potential to create a holiday cottage, is perfect for a family.

On the ground floor, the house features an entrance hall, a fully equipped kitchen, a laundry room with a toilet, a dining room, a living room with a wood-burning fireplace, and a spacious conservatory. The first floor comprises 3 bedrooms with closets, a bathroom with a walk-in shower, closets, and a toilet, as well as a 4m² storage room.

The house is equipped with air conditioning and double-glazed windows.

A large covered terrace is accessible from both the dining room and the laundry room.

The outbuildings offer the potential for creating a holiday cottage. A double garage, a woodshed, and a carport.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 189 EUR

Taxe habitation: EUR

NOTES